

**AGENDA  
PLANNING AND ZONING COMMISSION  
Monday, June 17, 2019  
5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **May 20, 2019**

**INTRODUCTION OF NEW STAFF**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**8**

**CONSENT - ITEMS FOR DEFERRAL**

**4, 5, 14**

**CONSENT - ITEMS FOR APPROVAL**

**3, 6, 7, 9, 10, 11, 12, 13, 15**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **TA-15-19 Section 8.4.8.F, General Airport (GA) District**

This amendment repeals Sections 8.301 through 8.306, Airport Zoning, and replaces it with a new Section 8.4.8.F, General Airport (GA) District. (Council District 2 - Banks)

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan, the need to simplify the Unified Development Code, and Council direction

[Staff Report](#)

3. **CONSENT FOR APPROVAL Case 19-19 1683 O'Neal Lane**  
To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O'Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
  
4. **CONSENT FOR DEFERRAL Case 27-19 226 and 248 Staring Lane**  
To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)  
***Related to Magnolia Crossing***  
  
***Deferred to July 15 by Councilmember Freiberg***  
[Application](#)
  
5. **CONSENT FOR DEFERRAL S-7-19 Magnolia Crossing**  
Proposed major low density single family residential subdivision to the east of Staring Lane, south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Property. (Council District 12 - Freiberg)  
***Related to Case 27-19***  
  
***Deferred to July 15 by Councilmember Freiberg***  
[Application](#)
  
6. **CONSENT FOR APPROVAL Case 38-19 15500 Florida Boulevard**  
To rezone from Rural to Commercial Warehousing One (CW1) on the property located on the south side of Florida Boulevard, west of Gloria Drive, on Lot 2-A-1-A of River Oaks Subdivision. Section 73, T7S R2E GLD, EBRP, LA (Council District 4 - Wilson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
  
7. **CONSENT FOR APPROVAL Case 39-19 2110 71st Avenue, 2100-2300 UND 70th Avenue**  
To rezone from Light Industrial (M1) to Single Family Residential (A2) on the property located on the north side of 70th Avenue, and south side of 71st Avenue, to the east of Goode Street, on Lots 1, 2, 3, 46, 47 and 48, all of Block 31, Bank Addition Subdivision. Section 37, T6S R1W, GLD, EBRP, LA (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
  
8. **CONSENT FOR WITHDRAWAL Case 40-19 10404 Culotta Avenue**  
To rezone from Heavy Commercial (C2) to Rural on the property located on the south side of Culotta Avenue, east of Sam Drive, on Lot 19 of Commercial Plaza Subdivision. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)  
**PLANNING STAFF FINDINGS:** Staff cannot certify that the proposed request meets the criteria for a change of zoning being inconsistent with Comprehensive Plan, incompatible with abutting uses, and suggestive of spot zoning  
***Withdrawn by the applicant on June 13***  
[Application](#) [Staff Report](#)

9. **CONSENT FOR APPROVAL Case 41-19 5407 Cadillac Street**  
To rezone from Single Family Residential (A2) to Neighborhood Commercial (NC) on the property located on the northeast quadrant of the intersection of Cadillac Street and Apperson Street to the south of Sterns Street, on Lots 1 and 2, Block 40 of Fortune Addition. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 42-19 1509 Government Street**  
To rezone from Light Commercial (LC3) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on the property located on the north side of Government Street, to the west of South 17th Street, on Lot GSU-1 being a portion of Magnesiaville Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#)
11. **CONSENT FOR APPROVAL TND-1-07 Phases 1-10, Rouzan CP Revision 7**  
A revision to the land use to reallocate residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

12. **CONSENT FOR APPROVAL TND-1-07 Phase 5, Rouzan Final Development Plan Revision 5**  
Proposed illuminated signs on two existing silos on Lot 204-A on property located south of Perkins Road, west of Woodchase Boulevard, on a portion of the Rem. of Lot RZ-2 of the Ralph Ford Property, and Lots 74-278, Tract E, and Tract OS of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)
13. **CONSENT FOR APPROVAL PUD-4-12 Marketplace at the Greens at Millerville, Final Development Plan**  
Proposed 8 new lots, one with 3 commercial buildings, on property located west of Millerville Road and north of Interstate 12, on Parcel 2 of The Greens at Millerville Tract property. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#) [Plans](#)
14. **CONSENT FOR DEFERRAL S-6-19 Waters Edge at Lexington Estates**  
Proposed major low density single family residential subdivision to the east of Brook Point Drive, south of Lexington Lakes Avenue, on a portion of Tract 1-A-1-A-1-B-1-A-1, and Tracts 1-A-1-A-1-B-1-A-2 and 1-A-1-A-1-B-1-B of the Lexington Estates Subdivision. (Council District 3 - Loupe)

*Deferred for 30 days by Planning Director and 30 days by Councilmember Loupe to August 19*  
[Application](#)

15.

**CONSENT FOR APPROVAL   SP-3-19   Life Storage (5121 Essen Lane)**

Proposed self-storage facility expansion to the east of Essen Lane, south of Summa Avenue, on Lot 3-A of the Silverside Plantation Subdivision. (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#)   [Staff Report](#)   [Plans](#)
16.

**MP-1-19   Leo’s Mobile Home Park (4250 Blount Road)**

Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision. (Council District 2 - Banks)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#)   [Staff Report](#)   [Plans](#)
17.

**CUP-4-19   Corban Early Childhood Center (18151 Hoo Shoo Too Road)**

Proposed childhood center, on property located north side of Hoo Shoo Too Road, west of Elliot Road, on Lot A-4-A-1 of the D. J. Richardson Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#)   [Staff Report](#)   [Plans](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**